

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2/40 Vickers Street, Sebastopol Vic 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$440,000 & \$460,000

Median sale price

Median price \$410,000 Property Type Townhouse Suburb Sebastopol

Period - From 24/10/2022 to 23/10/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/68 Grant St SEBASTOPOL 3356	\$450,000	08/06/2022
2	2/213 Kossuth St SEBASTOPOL 3356	\$440,000	11/07/2023
3	18 Domain Gdns SEBASTOPOL 3356	\$440,000	09/05/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

24/10/2023 20:29



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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$440,000 - \$460,000

Median Townhouse Price

24/10/2022 - 23/10/2023: \$410,000

Comparable Properties



1/68 Grant St SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 2 2

Price: \$450,000

Method: Private Sale

Date: 08/06/2022

Property Type: House (Res)



2/213 Kossuth St SEBASTOPOL 3356 (REI/VG) Agent Comments

3 2 2

Price: \$440,000

Method: Private Sale

Date: 11/07/2023

Property Type: House

Land Size: 432 sqm approx



18 Domain Gdns SEBASTOPOL 3356 (REI/VG) Agent Comments

3 1 1

Price: \$440,000

Method: Private Sale

Date: 09/05/2022

Property Type: House (Res)

Land Size: 327 sqm approx

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